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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

*(Plg. I (1))*

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN KHARMANGHAT VILLAGE, SAROORNAGAR MANDAL, RANGA REDDY DISTRICT.

*[Memo No. 11903/Plg.I(1)/2017-2, Municipal Administration and Urban Development (Plg.I(1)), 18th December, 2018.]*

The following draft variation to the land use envisaged in the Notified HUDA Master Plan for Hayathnagar zone segment which was approved by the Government vide G.O.Ms.No.288, MA, dt: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Sy.Nos. 313/P & 314/P of Kharmanghat Village, Saroornagar Mandal, Ranga Reddy District to an extent of 4308.05 Sq. Mtrs, which is presently earmarked for Residential zone as per the erstwhile HUDA Master Plan for Hayathnagar zone segment which was approved by the Government vide G.O.Ms.No.288, MA, dt: 03-04-2008, is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- The applicant shall pay the Development charges /Conversion charges /Change of Land Use charges to HMDA as per rules in force, before issue of final orders.
- The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.

- (c) The applicant shall handover the Master Plan road affected area if any to the local body through Registered Gift Deed at free of cost.
- (d) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, Dt: 07-04-2012 and in G.O.Ms.No.288, MA, dt: 03-04-2008.
- (e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- (f) The applicant is the whole responsible if any discrepancy occurs in the owner ship aspects, ULC aspects if any litigation occurs, the CLU orders will be withdrawn without any notice.
- (g) If there is any Court case pending in the Court of Law the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developer, the approved CLU orders will be withdrawn and deemed to be have been cancelled without any notice and action will be taken as per law.
- (h) The Government reserves the right to cancel the CLU orders if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- (i) The change of land use /orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- (j) The Conversion charges / CLU charges are not paid within 30 days the orders of CLU will be withdrawn without any further notice.
- (k) The applicant shall not disturb the natural position of nala /canal if any passing through the site.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (m) The CLU does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- (n) The applicant has to submit the Revenue sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.

#### **SCHEDULE OF BOUNDARIES**

**NORTH :** Owners land of Commercial belt area in Sy.Nos. 313 & 314 of Kharmanghat Village and 60 mtrs., wide Proposed Master Plan road.

**SOUTH :** Sy.No. 315 of Kharmanghat Village.

**EAST :** Sy.No. 2 of Kharmanghat Village.

**WEST :** Existing 40 feet wide BT road.

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN JUBLIEE HILLS, SHAIKPET (V) & (M), HYDERABAD DISTRICT.**

***[Memo No. 213/Plg.I(1)/2018-2, Municipal Administration and Urban Development (Plg.I(1)), 18th December, 2018.]***

The following draft variation to the land use envisaged in the revised Master Plan of Erstwhile Municipal Corporation of Hyderabad area (HMDA core area) of GHMC Circle - X (Old Circle-IV) vide G.O.Ms.No.363, MA, dt: 21-08-2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Premises bearing Plot No. 96 of Sy.No. Old 403/1 & New Sy.No. 120 of Shaikpet (V) & (M), Hyderabad District to an extent of 994.84 Sq.Mtrs., (1190.0 Sq.Yds.), which is presently earmarked for Residential Use Zone as per Revised Master Plan for Erstwhile Municipal Corporation of Hyderabad area (HMDA core area) for GHMC Circle - X (Old Circle-V) vide G.O.Ms.No.363, MA, dt: 21-08-2010 is now Proposed to be designated as Commercial use zone, **subject to the following conditions:**

- (a) The applicant shall pay the CLU Development /Conversion charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, Dt: 07-04-2012.
- (c) The applicant shall obtain prior permission from the GHMC before undertaking any development on the site under reference.
- (d) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- (e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects, & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- (f) CLU shall not be used as proof of any title of the land.
- (g) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (h) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- (i) The applicant shall handover the area (40.50 Sq.mtrs.) affected under proposed 18 mtrs. wide Master Plan road to GHMC at free of cost through registered Gift Deed before undertaking development in the site u/r.
- (j) The applicant shall pay 3 times of Impact Fee to GHMC at the time of Building permission.

**SCHEDULE OF BOUNDARIES**

**NORTH :** Residential Use Zone.

**SOUTH :** Proposed 18 mtrs. wide Master Plan road.

**EAST :** Proposed 36 mtrs. wide Master Plan road.

**WEST :** Residential Use Zone.

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE OF MANIKONDA (KHALSA), GANDIPET - CDA MANDAL, RANGA REDDY DISTRICT.**

***[Memo No. 15688/Plg.I(1)/2017-2, Municipal Administration and Urban Development (Plg.I(1)), 18th December, 2018.]***

The following draft variation to the land use envisaged in the Notified Master Plan of CDA vide G.O.Ms.No.538, MA, Dt:29-10-2001, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

**DRAFT VARIATION**

The site in Sy. Nos. 1, 3 & 4 of Manikonda (Khalsa), Gandipet - CDA Mandal, Ranga Reddy District to an extent of 4887 Sq. Mtrs, which is presently earmarked for Residential Zone as per the notified CDA Master Plan which was approved vide G.O.Ms.No.538, MA, dated: 29-10-2001 is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- (a) The applicant shall pay the Development /Conversion charges /Change of Land use charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- (c) The applicant shall handover the master plan road affected area to the local body through registered gift deed at free of cost.
- (d) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, MA, Dt: 07-04-2012 and in the G.O.Ms.No.288, MA, dt: 03-04-2008.
- (e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- (f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects, & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- (g) If there is any Court case is pending in the Court of Law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to be have been cancelled without any notices and action will be taken as per law.
- (h) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- (i) CLU shall not be used as proof of the any title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- (j) The Conversion charges / change of land use charges are not paid within the thirty days, 30 days the orders of CLU will be withdrawn without any further notice.
- (k) The applicant shall not disturb the Natural position of Nala / Channel if any passing through the site.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- (n) The applicant has to submit the Revenue sketch showing the exact location of site in the applied Sy.Nos, before issue of final orders.

**SCHEDULE OF BOUNDARIES**

**NORTH :** Dargah Hussain Shahwalli Village boundary.

**SOUTH :** Village Boundary of Manikonda Khalsa Village.

**EAST :** Sy.No. 2, 3/P of Manikonda Khalsa Village.

**WEST :** Manikonda Jagir Village Boundary.

**DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN BANJARA HILLS, SHAIKPET (V) & (M), HYDERABAD DISTRICT.**

*[Memo No. 9309/Plg.I(1)/2017-2, Municipal Administration and Urban Development (Plg.I(1)),  
18th December, 2018.]*

The following draft variation to the land use envisaged in the revised Master Plan of Erstwhile Municipal Corporation of Hyderabad area (HMDA core area) of GHMC Circle - X (Old Circle-IV) vide G.O.Ms.No.363, MA, dt: 21-08-2010, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

#### **DRAFT VARIATION**

The site in Premises No. 8-2-544/3 (Old 8-2-544, 544/1), Shaikpet (V) & (M), Hyderabad District to an extent of 839.44 Sq.Mtrs., which is presently earmarked for Residential Use Zone in the notified revised Master Plan for Erstwhile Municipal Corporation of Hyderabad area (HMDA core area) of GHMC Circle - X (Old Circle-V) vide G.O.Ms.No.363, MA, dt: 21-08-2010 is now proposed to be designated as Commercial use zone, **subject to the following conditions:**

- (a) The applicant shall pay the Development /Conversion charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall hand over the road affected area under proposed 20 Mtrs. Master Plan road as shown in the Plan to the GHMC at free of cost through registered Gift Deed before release of Building plans from GHMC.
- (c) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, MA, dated: 07-04-2012.
- (d) The applicant shall obtain prior permission from the GHMC before undertaking any development on the site under reference.
- (e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- (f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
- (g) CLU shall not be used as proof of any title of the land.
- (h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (i) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- (j) If the Conversion charges are not paid within the stipulated time permission will be withdrawn without any further notice.
- (k) The applicant shall pay 3 times of Impact Fee to GHMC at the time of Building permission.

#### **SCHEDULE OF BOUNDARIES**

**NORTH :** Residential Use Zone.

**SOUTH :** Proposed 20 mtrs. road and Residential Use Zone.

**EAST :** Residential Use Zone.

**WEST :** Residential Use Zone.

**ARVIND KUMAR,**  
*Principal Secretary to Government.*